

Overview

Centerville will be using the planning grant to defray the cost associated with the project design of a unique mixed-use project in the gateway area of the community. In addition, funds will be used to complete a growth plan/community design workshop that will assist in determining the future land use pattern of this project and assist in the implementation of zoning tools that will guide such development.

1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$5,000 in-kind)
Match:	\$25,000
Project Cost:	\$35,000

Centerville-Gateway Village Master Plan

Local Responsibility

Centerville is committed to gathering valuable public participation regarding the development of this land.

State Leadership

The Quality Growth Commission awarded Centerville with a grant in the amount of \$10,000.

Economic Development

It is a goal of the community that this project will enhance Centerville's sense of place by creating an alternative to big box retail and draw people from outside the city who desire to live, work, shop and recreate in the area. This combined acreage provides a valuable economic tool for the City to develop its tax base.

Infrastructure Development

A goal of this project is to create a mixed or transitional commercial and residential use in the Parrish Lane corridor, which is adjacent to existing development to provide contrast and a focal point for community gatherings.

Housing Opportunity

It is believed that this project will provide more space for certain demographics and that the addition of higher density housing with moderate rents will attract residents who work at new businesses being created. According to the study, the public is generally opposed to affordable housing. Many of the opinions expressed at public hearings were disparaging of non-single family housing units, especially moderate to lower income projects.

Conservation Ethic

The site identified for development is being used for agricultural purposes. It will not be preserved for such a use in the future no matter what development pattern is chosen since it is located in the gateway area of the City and is highly developable and expensive. However, the public wants to maintain it as agricultural land.

"...the project plans currently under review have/will be modified in ways that would not have happened if it hadn't been for this process and the funds from the planning grant."

Aric Jensen-Community Development Director

Implementation

The plan is currently being implemented. The southernmost section of property has received final plat approval from the planning commission. The northernmost section is in the conceptual design phase. The middle section is undeveloped.

Promoting Intelligent Growth

Yes, many of the plan's principles have been implemented and they have promoted responsible growth throughout the City. The plan has been modified somewhat since its inception, however, many of the principle tenets such as pedestrian connections, traffic calming designs, etc., are being implemented as part of this plan.

Accomplishments

Physical implementation will take place early next year. In the meantime, the Village Master Plan process and philosophy have encouraged debate and discussion, and in fact were the foremost topic in the municipal election of two years ago.

Benefits of the Planning Grant

Without question this project has benefited the City by encouraging discussion, by showing alternative solutions, and by establishing goals/a vision of what could happen. Bottom line is that the Plan will not be implemented exactly as designed, however, the project plans currently under review have/will be modified in ways that would not have happened if it hadn't been for this process and the funds from the planning grant.